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**S-4271**  
**DOC'S DREAM MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**OCTOBER 27, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and owner Doc's Dream LP, represented by TeNaj McFadden and surveyor, Robert Grove, is seeking primary approval for a 4 lot subdivision on 10.92 acres, located on the south side of CR 500 S (Wyandotte Road), 1/8 mile east of the CR 900 E intersection, in Sheffield 23 (NW) 22-3. Plans are in place to sell these proposed lots at auction as well as petitioner's farmed landholdings.

**AREA ZONING PATTERNS:**

The site is zoned A, Agricultural as is all surrounding property. Land on the west side of CR 900 E is zoned AW, Agricultural Wooded.

These four proposed lots are coming from two separate parent tracts that happen to have the same Auditor's key number. The four-parcel parcelization to the west came from a different parent tract. After approval of this subdivision, there will be two division rights remaining within each of these two parent tracts. The remaining acreage within the original key number (after these four lots are created) will be 12.08 acres, well over the required tract area of ten acres.

**AREA LAND USE PATTERNS:**

The entire site in question is heavily wooded and currently unimproved. Surrounding land is either farmed or large-lot residential.

**TRAFFIC AND TRANSPORTATION:**

CR 500 S (Wyandotte) is classified by the adopted County Thoroughfare Plan as a rural local road in this section east of CR 900 E; it is a secondary on the west side of 900. The correct 30' half-width right-of-way has been shown on the plat. A mortgage affidavit has already been filed with this office, so no mortgage release condition is needed. The County Highway Department is requiring that the four lots share two driveways, and that a "no vehicular access" statement be platted along the frontage.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The USDA Soil Survey classifies the soil on site as Fincastle-Crosby complex with a high water table during six months out of the year. Extensive draining of this property may be needed in order to construct homes on site. The County Surveyor requires either Drainage Board approval, or the approval of the Surveyor's Office. This will be a condition of final plat approval.

An email from the County Health Department states that,

“...soil testing on all four proposed lots...verified soil limitations of seasonal high water table and shallow limiting layers of slow permeability. Lots will require elevated sand mounds or shallow trench subsurface absorption systems. Both system designs will require perimeter drains to lower water table. Site will require an easement to obtain an outlet for the tile to connect off site to the southeast. If the outlet for the tile can be obtained it is my opinion we can meet the county ordinance requirements.”

An off-site drainage easement meeting County Health Department standards will be a condition of final plat approval.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient to meet ordinance standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the CR 500 South (Wyandotte Road) right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
5. The street addresses and County Auditor's Key Number shall be shown.
6. An off-site drainage easement meeting the requirements of the County Health Department.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

